



## Architectural Review Board Meeting Staff Report September 11, 2025. 6:00 PM

Summary of Actions that can be taken on applications:

The following are the possibilities for a motion for Design Approval and issuance of a Certificate of Appropriateness by the Architectural Review Board (all motions to be made in the positive):

1. To approve as submitted
2. To approve with conditions
3. To table the application
4. To continue the application to a date certain

The following are the possibilities for a recommendation to the Board of Zoning and Planning from ARB (1223.07 (c)). A Board member should make one of the following motions and there is no need for findings of fact.

1. To recommend to the BZAP for the approval of a Certificate of Appropriateness
2. To recommend to the BZAP for the approval Certificate of Appropriateness with conditions or modifications identified by the Board.
3. To recommend to the BZAP that a Certificate of Appropriateness not be issued. (Recommendations do not need to be in the positive)
4. To recommend to the BZAP a remand back to the ARB for final determination of Certificate of Appropriateness. (No approval or disapproval)

Other possibilities: Recommended that these should be avoided and that either scenario can be accommodated in one of the above 4 motions:

- To table the applicant only upon the applicant's request.
- No action taken (no recommendation) - application proceeds to BZAP

From the City of Bexley's codified ordinance 1223.04 (Changes to Existing Structures Not Involving Demolition: Ord. 29-16. Passed 11-15-16.)	
<b>(a)</b>	The Board, in deciding whether to issue a certificate of appropriateness, shall determine that the proposed structure or modification would be compatible with existing structures within the portion of the district in which the subject property is located.
<b>(b)</b>	The Board may, as a condition of the certificate of appropriateness for the project, require a plan for the preservation (and replacement in the case of damage or destruction) of existing trees and other significant landscape features.
<b>(c)</b>	In conducting its review, the Board shall examine and consider, but not necessarily be limited to, the following elements:
	i. Architectural design, new or existing
	ii. Exterior materials, texture and color
	iii. Exterior details
	iv. Height and building mass
	v. Preservation of existing trees and significant landscape features.

Requests for Tabling to the October 9, 2025, ARB meeting:

- 1) App No: ARB-25-27  
Address: 821 Grandon  
Applicant: Taylor Sommer  
Owner: Jerry Haas  
**Request:** The applicant is seeking architectural review and approval of a Certificate of Appropriateness to add a 2 ½ story addition to the rear of an existing 2 story home, raising the existing roof by 3' to make this possible, a second story deck off the rear of the addition and replacing an existing 1 car garage with a new 2 car garage.
  
- 2) App. No: BZAP-25-18  
Address: 653 Euclaire  
Applicant: David Lipp  
Owner: David Lipp  
**Request:** The applicant is seeking architectural review and approval for a Certificate of Appropriateness to build an attached patio covering.
  
- 3) App No: BZAP-24-37  
Address: 2775 Powell  
Applicant: Brian and Katie Shepard  
Owner: Brian and Katie Shepard  
**Request:** The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for the approval of a Certificate of Appropriateness to build a new garage at the rear of the property.
  
- 4) App No: ARB-25-26  
Address: 973 Montrose  
Applicant: Charles Leinbach  
Owner: Oliver Charles Leinbach  
**Request:** The applicant is seeking architectural review and approval of a Certificate of Appropriateness to replace the existing garage.
  
- 5) App No: ARB-25-36  
Address: 811 S Roosevelt  
Applicant: Eric Kramer  
Owner: Beth Sells  
**Request:** The applicant is seeking architectural review and approval of a Certificate of Appropriateness to rebuild a deck and add a patio cover over the deck.

- 6) App No: ARB-25-37  
Address: 782 Chelsea Ave  
Applicant: Marcie Valerio  
Owner: Marcie Valerio

**Request:** The applicant is seeking architectural review and approval of a Certificate of Appropriateness to update an existing backyard deck to a three-season room.

New Business:

- 1) App No: ARB-25-40  
Address: 236 N Roosevelt  
Applicant: Kiernan Smith  
Owner: CJ Goins

**Request:** The applicant is seeking architectural review and approval and a Certificate of Appropriateness for the removal of existing small, covered stoop and replacement with a new larger porch.

**Background:** The applicant is before the Board for the first time.

**Staff Comments:** This project is fine conceptually. There are details that are missing – particularly the column details for the crown and base as well as details for the portico sides. Staff feels that maintaining the aesthetic of the existing porch and keeping the brick stoop is a better solution to the proposed new materials which do not match the existig home. Below is an additional picture that shows the current portico.



**Recommendation:** Staff supports approving this application with any conditions of the Board or tabling to October.

- 2) App No: ARB-25-43  
Address: 197 S Cassingham  
Applicant: Pete Foster

Owner: Chris and Mary Gardner

**Request:** The applicant is seeking architectural review and approval and a Certificate of Appropriateness to demolish an existing detached two car garage and build a new detached two car garage.

**Background:** The applicant is before the Board for the first time.

**Staff Comments:** This proposed detached garage is appropriate in style, massing and placement and will be a nice replacement to the existing garage.

**Recommendation:** Staff supports approving this as a consent agenda item.

3) App No: ARB-25-44

Address: 2548 Sherwood

Applicant: Pete Foster

Owner: Jared Smith

**Request:** The applicant is seeking architectural review and approval of a Certificate of Appropriateness for the conversion of the existing attached garage into interior living space, a one-story addition to the west of the existing attached garage and a two-story addition to the northeast corner of the existing residence.

**Background:** The applicant is before the Board for the first time.

**Staff Comments:** This renovation and addition is appropriate in massing, style and details and will be a nice addition to the existing home.

**Recommendation:** Staff supports approving this application as a consent agenda item.

4) App No: ARB-25-45

Address: 246 N Stanwood

Applicant: Shawn McNeil

Owner: Audra Comes

**Request:** The applicant is seeking architectural review and a Certificate of Appropriateness to build a 2-car detached garage 22x28 to match the house with storage attic using pull down ladder.

**Background:** The applicant is before the Board for the first time.

**Staff Comments:** This is a simple garage replacement. All details of the new garage will match existing primary structure.

**Recommendation:** Staff supports approving this application as a consent agenda item.

5. App No: BZAP-25-38

Address: 246 S Dawson

Applicant: Valerie Halas

Owner: Mary Heckler

**Request:** The applicant is seeking a recommendation to the Board of Zoning and planning for a Certificate of Appropriateness of a new one-story addition at the East side

yard of the existing principal structure. Note that we are extending the existing one-story space further North to enlarge the existing Kitchen and to add a home office to the first floor. The existing East side yard setback is not compliant, but the owner's principal structure is 17' from the principal structure of the neighbor to the East. We are asking for a variance that would be extending the furthest East wall instead of stepping back the wall to the West by 8" as the interior space of the Mud Room would then be tight and would create an awkward roof line due to the existing coved hip roof detail. In addition, we are proposing to remove the existing porch roof and provide a design for a new standing seam metal barrel porch roof with new columns and beams. The stairs, railing and landing of the porch will remain with new columns in the existing location.

**Background:** The applicant is before the Board for the first time.

**Staff Comments** The additions to this home are appropriate and consistent with the massing, style and siting of the existing, already non-conforming, structure.

**Recommendation:** Staff supports recommending this application to the Board of Zoning and planning as a consent agenda item.

6. App No: ARB-25-46

Address: 2324 Bexley Park

Applicant: Drew Williams

Owner: Bruce and Kristina Fraser

**Request:** The applicant is seeking architectural review and approval of a Certificate of Appropriateness to renovation of the north "rear" elevation of the existing house and new landscaping and hardscaping. (Note: Since this is a corner lot, the north elevation functions as the rear of the house even though it is technically the side of the house.) A 95 sq. ft. New Porch will replace an existing 19 sq. ft. porch along the north elevation, so that the New Porch covers the door to the Kitchen at new Upper Terrace landing and the new French doors to the Family Room at the Lower Terrace. New cultured stone will be applied below the New Porch to the north elevation to match the limestone and mortar on the south "front" elevation of the house. A new outdoor stone fireplace will be constructed along the north wall of the attached garage as a focal point of the Lower Terrace. The Landscape Master Plan illustrates the extensive landscaping and hardscaping proposed for the areas surrounding the house.

**Background:** The applicant is before the Board for the first time.

**Staff Comments:** This new porch will be a nice addition to the rear of the home. Staff would like to see the columns classically proportioned to have the columns and beams centered on each other as well as the details of the crown and base. Additionally, a picture of the stone color would be helpful.

**Recommendation:** Staff supports approving this application with any conditions of the Board.

7. App No: ARB-25-47

Address: 236 N Columbia

Applicant: John Behal

Owner: Chis Connor (Yore N Columbia LLC)

**Request:** The applicant is seeking architectural review and approval of a Certificate of Appropriateness for the demolition of the existing brick garden sheds and attached 13-foot-long wing wall, restoration of the perimeter brick wall, construction of brick piers using salvaged brick, and rebuilding the original "allée" to the hidden garden, as originally conceived for this property. A new pool house, pool terrace and pool are proposed. The pool house is designed with materials matching the main house, and the design is scaled to clearly be an accessory structure to the main house.

**Background:** The applicant is before the Board for the first time.

**Staff Comments:** This project is appropriate in style, scale, massing and preserves the "secret garden" concept while rebuilding and repairing structures that are beyond repair. This will be a very nice addition to the new structure that is currently under construction and in fact will be the part of the project that preserves the old site amenities that would have been a shame to lose.

**Recommendation:** Staff supports approving this application as a consent agenda item.

#### Old Business

1) App No: BZAP-25-16

Address: 103 S Cassingham

Applicant: Amy Lauerhass

Owner: Chris and Rachel Kappas

**Request:** The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for the approval of a Certificate of Appropriateness to demolish a current garage and build a new garage.

**Background:** The applicant is before the Board for the second time. The first application for a new garage was not viewed as compatible with the existing structure or the site. This new proposal is much more aligned with the existing home. This will no longer need a variance.

**Staff Comments:** This garage is appropriate in scale, design and massing and will be a nice addition to this lot.

**Recommendation:** Staff supports approving this application as a consent agenda item.

2) App No: ARB-25-39

Address: 812 Remington Road

Applicant: Megan Hast

Owner: Julie Foster

**Request:** The applicant is seeking architectural review and approval of a Certificate of Appropriateness remove an existing small, covered stoop and replace with a larger covered front porch.

**Background:** The applicant is before the Board for the second time.

**Staff Comments:** The applicant has taken all of the suggestions of the Board and implemented them.

**Recommendation:** Staff supports approving this application as a consent agenda item.